

083.0

Map

0001

Block

0013.A

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 954,900 /

USE VALUE: 954,900 /

ASSESSed: 954,900 /

Total Card /

Total Parcel

954,900

954,900

954,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46	-48	PARK AVE EXT, ARLINGTON

OWNERSHIP

Owner 1:	KAUT PAVAS				
Owner 2:					
Owner 3:					
Street 1:	46 PARK AVE EXT				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474	Type:			

PREVIOUS OWNER

Owner 1:	REAGAN CAROL S/MADELINE J -		
Owner 2:	-		
Street 1:	46 PARK AVE EXT		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Aluminum Exterior and 2406 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6000		Sq. Ft.	Site		0	70.	1.00	6									420,000						420,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6000.000	534,900		420,000	954,900
Total Card	0.138	534,900		420,000	954,900
Total Parcel	0.138	534,900		420,000	954,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:	396.88	/Parcel:	396.8

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	535,000	0	6,000.	420,000	955,000	955,000	Year End Roll	12/18/2019
2019	104	FV	403,200	0	6,000.	414,000	817,200	817,200	Year End Roll	1/3/2019
2018	104	FV	403,200	0	6,000.	318,000	721,200	721,200	Year End Roll	12/20/2017
2017	104	FV	379,500	0	6,000.	300,000	679,500	679,500	Year End Roll	1/3/2017
2016	104	FV	379,500	0	6,000.	276,000	655,500	655,500	Year End	1/4/2016
2015	104	FV	340,600	0	6,000.	258,000	598,600	598,600	Year End Roll	12/11/2014
2014	104	FV	340,600	0	6,000.	237,600	578,200	578,200	Year End Roll	12/16/2013
2013	104	FV	353,500	0	6,000.	237,600	591,100	591,100		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REAGAN CAROL S	67436-425		6/15/2016		760,000	No	No		
REAGAN JOHN M-C	48207-5		9/22/2006	Family		1	No	No	
	15835-36		10/1/1984		159,900	No	No	Y	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REAGAN CAROL S	67436-425		6/15/2016		760,000	No	No		
REAGAN JOHN M-C	48207-5		9/22/2006	Family		1	No	No	
	15835-36		10/1/1984		159,900	No	No	Y	

PAT ACCT.

Date	Result	By	Name
9/18/2018	Inspected	CC	Chris C
3/8/2017	SQ Returned	EMK	Ellen K
7/19/2016	Sales Review	PT	Paul T
6/17/2013	Info Fm Prmt	EMK	Ellen K
1/5/2009	Meas/Inspect	163	PATRIOT
4/27/2007	Permit Visit	BR	B Rossignol
4/24/2000	Inspected	276	PATRIOT
1/18/2000	Mailer Sent		
1/18/2000	Measured	163	PATRIOT

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/27/2019	410	Re-Roof	9,000	C				
4/23/2012	581	Solar Pa	18,750	C				
12/29/2011	1902	Alterati	16,000	C				REMOVE LB WALL/INS
11/6/2006	958	Redo Kit	40,000			G8	GR FY08	bath remodel also
11/26/2001	883	Redo Bat	8,000	C				REMODEL BATH
8/3/1998	517	Re-Roof	2,400					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
9/18/2018	Inspected	CC	Chris C
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Sign:

VERIFICATION OF VISIT NOT DATA	___/___/___
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

aprob

2021

